

From: [REDACTED]
Sent: 17 January 2018 10:49
To: Simon Davis
Cc: 'Castle'; 'Phil Bell'; 'Chris Saunders'; 'Steven Shaw'
Subject: RE: BE/63/17/OUT, The Cottage, Shripney Road, Shripney - Road Accident 23rd January

Dear Simon

I refer to your email of yesterday afternoon, following the Chairman's Briefing Meeting.

We thank the Councillors for their continued input in respect of this Outline planning application.

I can confirm that the applicants and their team of consultants have used their best endeavours to accommodate the Councillors' suggestions.

We previously examined the possibility of moving the access south by approximately 10 metres as part of the extensive design process that has been undertaken. However, we can confirm that this created a number of issues, including in relation to Highway, Public Rights of Way, and/or Tree perspective. Specifically these issues are:

- Moving the access any further south from its current location would affect the Cedar Trees at the front of the plot which are subject of a Tree Preservation Order (TPO);
- Moving the access further south would result in it being located adjacent to the existing access for the single dwelling, which would create highway safety problems; and,
- The existing Public Right of Way (PROW) would meet Shripney Road in the middle of the two accesses and may require a diversion.

With regards the Councillors' comments suggesting that that the pedestrian crossing point could be removed, we do not consider this to be a positive step in terms of accessibility or highway safety for future and existing residents on this eastern side of the A29/Shripney Road. The applicant's transport consultants, Motion, have commented that *"the crossing is a standard arrangement and the design complies with national requirements. In our professional view, removing it may hinder road safety as pedestrians will still have to cross the road to reach the footway provided along the service road and its provision will indicate to drivers that there is a pedestrian crossing point."*

As we presume Members had explained to them by WSCC Highways when they met on site earlier this month, and by yourself, the application proposals includes an agreed junction design, which provides acceptable levels of visibility, and which complies with all highway standards and policy requirements. Further the proposals would also

improve visibility for those exiting the adjacent Robin Hood PH, thereby offering betterment beyond the site boundaries.

With respect to the impact the access repositioning would have on protected trees, the applicant's tree consultant (Arbortrack) have confirmed that such a relocation of the access would likely bring it within the root protection area (RPA) of a mature sycamore (T35) that has recently been made the subject of TPO. In addition, this revision would require the driveway line to swing north into the site, which is very likely to result in an incursion into the RPA of a large cedar (T36) that is also subject to a TPO.

In summary, Motion, as leading transport consultants, have worked tirelessly with WSCC Highways to find the optimum access position and design. We are in a position where the Highways Authority entirely support our proposals – and indeed Mr Shaw's email to you of this morning confirms their support for our response to the Councillors' request. Given that access is included as a matter for determination as part of this Outline application, this is an issue that cannot be dealt with at the later Reserved Matters application stage, or via a condition. We therefore genuinely hope that the Councillors will appreciate why, having consulted widely on their proposals and tried our best to accommodate their input, that we feel the access is most appropriately left in situ.

Best regards,

TIM RODWAY
PARTNER



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From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]

Sent: 16 January 2018 16:32

To: Tim Rodway <tim@rodwayplanning.co.uk>

Cc: 'Castle' <jules@castlepd.co.uk>; Phil Bell <pbell@motion.co.uk>; 'Chris Saunders' <CSaunders@motion.co.uk>; Steven Shaw <Steven.Shaw@westsussex.gov.uk>

Subject: RE: BE/63/17/OUT, The Cottage, Shripney Road, Shripney - Road Accident 23rd January

Dear Tim,

I had Chairmans Briefing meeting this afternoon attended by Cllr R Bower (chairman), Cllr P Hitchins (vice-chairman) and officers.

At the meeting Cllr Bower indicated that the application would be considered acceptable to members if the access were moved further to the south and if the pedestrian crossing point was removed from the scheme. They feel that this would give better northward visibility and would also mean that drivers exiting the site and turning left would not have to worry about people crossing the road as well as traffic coming from the north.

I did make the point that there was no reason for you to do this as the current scheme is acceptable to Highways. However, I said that I would put this to you regardless.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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